



**MINUTES
SCOTTSDALE PLANNING COMMISSION
COMMUNITY DESIGN STUDIO
7506 E. INDIAN SCHOOL ROAD
JUNE 9, 2004**

PRESENT: David Gulino, Chairman
Steve Steinberg, Vice Chairman
David Barnett, Commissioner
Jeffery Schwartz, Commissioner
Steven Steinke, Commissioner

ABSENT: James Heitel, Commissioner
Eric Hess, Commissioner

STAFF: Pat Boomsma
Tim Curtis
Kurt Jones
Al Ward
Harry Higgins
Don Hadder
Teresa Huish
Bill Verschuren

CALL TO ORDER

The regular meeting of the Scottsdale Planning Commission was called to order by Chairman Gulino at 4:05 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

APPROVED

MR. JONES explained that on agenda item No. 3 there would be a short presentation on each of the major General Plan Amendments to provide the Commission with an overview of the applications that were submitted for review. He reported that as of June 7, 2004 staff received a letter regarding 5-GP-2004 (Scottsdale Internal Medicine) from the applicant's representative withdrawing the application.

MINUTES APPROVAL

May 12, 2004

VICE CHAIRMAN STEINBERG MADE A MOTION TO APPROVE THE MAY 12, 2004 MINUTES AS PRESENTED. SECOND BY COMMISSIONER STEINKE.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

INITIATION

225-PA-2004 (Well site 86 Water Quality Improvements) request by the city of Scottsdale, applicant/owner, to initiate a Conditional Use Permit for a Municipal Use Master Site Plan and for a City well site arsenic treatment facility for a 4 +/- acre parcel of land located at 37400 N. Cave Creek Road.

MR. JONES stated staff is requesting that the Planning Commission formally initiate the request by the city of Scottsdale to initiate a Conditional Use Permit for a municipal Use Master Site Plan and for a City well site arsenic treatment Facility for a 4+/- acre parcel of land located at 37400 N. Cave Creek Road.

MR. WARD stated the City Water Department will be developing this site for reservoir and water booster station and the details will be brought back as part of the Conditional Use Permit for a Municipal Use Master Site Plan approval.

**COMMISSIONER STEINKE MOVED TO INITIATE 225-PA-2004
CONDITIONAL USE PERMIT FOR A MUNICIPAL USE MASTER SITE PLAN
FOR THE CITY WELL SITE. SECOND BY VICE CHAIRMAN STEINBERG.**

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

DISCUSSION ITEMS

Presentation and discussion on the major General Plan Amendments

- 2-GP-2004 (Horseman's Park -North Parcel)
- 3-GP-2004 (Horseman's Park - South Parcel)
- 5-GP-2004 (Scottsdale Internal Medicine) -withdrawn

APPROVED

MR. JONES stated staff will provide a brief overview on the four General Plan Amendments to let them know what will be coming forward at their hearings later this year. There will be a remote hearing in August and an action hearing in September. Per State Statute General Plan Amendments must be heard by City Council in October for a final decision.

MR. CURTIS provided a brief overview on 2-GP-2004 (Horseman's Park-North Parcel and 3-GP-2004 (Horseman's Park-South Parcel). He remarked that staff anticipates there will be companion cases but they don't have those yet.

VICE CHAIRMAN STEINBERG inquired if they would have to go through the residential to get to the office component. Mr. Curtis stated they don't have a site plan proposing that and they would look at that very closely. Most likely any office access would be from McDowell Mountain Ranch Road.

(Commissioner Barnett arrived at 4:15 p.m.)

CHAIRMAN GULINO inquired if the piece on the north side of the canal had been rezoned. Mr. Curtis replied in the affirmative.

JOHN BERRY, 4800 N. Scottsdale Road, representing the applicants, stated the parcel to the north was subject of a Planning Commission hearing and was unanimously approved R1-5, which is the exact, same around it. There has been a three quarters vote filed on that project some of the neighbors were opposed to it and that case is going to be heard by the City Council on July 7, 2004. If the Council approved the case the northerly portion would be gone. If the Council does not approve the case they will proceed with the SR. If they are not successful there has been discussion with staff to have SR Office, which would not have access through the neighborhood. The south parcel will go forward with a companion zoning case for SR.

- **4-GP-2004 (Newt Glass)**

MR. VERSCHUREN provided a brief overview on case 4-GP-2004 (Newt Glass). The current zoning is R1-35 and the applicant would like it rezoned to Service Residential, which would allow for a professional studio.

COMMISSIONER BARNETT disclosed that he lives less than a mile from this location. He remarked that he did not think he had a conflict of interest.

VICE CHAIRMAN STEINBERG inquired if there was any other service residential in that area on Scottsdale Road. Mr. Jones replied that he did not believe there was.

CHAIRMAN GULINO inquired about how they would get in and out of the site. Mr. Verschuren replied that there is a driveway. Chairman Gulino inquired if the purpose is to allow them to run tours through the studio. Mr. Verschuren replied in the affirmative. It would also allow him to sale his art and have some employees. Chairman Gulino inquired if there was any other way to accommodate that. Mr. Jones stated right now the zoning ordinance limits them and this is the only option. Chairman Gulino inquired if there are any plans to talk about the Scottsdale Road corridor in this area. Mr. Jones replied that there were not any plans.

COMMISSIONER BARNETT requested that there is a representative from the Transportation Department when the formal presentation is made noting that area is under survey for the 100-year flood.

- **6-GP-2004 (Miller & McDonald)**

MR. WARD provided a brief overview of case 6-GP-2004 (Miller & McDonald).

COMMISSIONER BARNETT inquired if staff has received any comments from the neighborhood. Mr. Ward replied they have received a number of phone calls. They want it to be low density, but the reality is it would probably support higher density. There are concerns about something like a Circle K. It was decided that property would be SR that would not support that type of commercial use. There are concerns about traffic on McDonald and the possible northbound turn lane. There have been a lot of comments received but there has not been a consensus of one position or the other.

Discussion on the Planning Commission's Work Plan

MR. JONES requested the commissioners' come up with their top work plan items that they want sent in (a formal correspondence) to City Council. To let them know what your interests are in regards to planning, text amendments and any work plan items they think the City Council should be looking into as a priority for this upcoming year.

Each of the commissioners' had an opportunity to express what they felt were important planning issues and areas they would like the City Council to put emphasis on in terms of where to direct staff to allocate the resources. The Commission outlined their priorities as follows:

Revitalization of Los Arcos site – continuation of text amendments - Emphasis on the south Gateways

Guide areas in the planning efforts such as Los Arcos and the Downtown – set the tone for what is expected on Scottsdale Road – look at the downtown as a

whole with regard to heights, character of design, intent for types uses

Airpark - Revitalization south side – competitive position vis-à-vis
Phoenix – increase in the heights – recognition of the employment center –
transportation issues – tie into transportation with Phoenix

Scenic Corridors – signage – look at burying the power lines

Look at demographics of the population and the impact of that on decisions for
development and redevelopment

Look at Link between Pima Road and McDowell's public land and private land
and Dynamite to the extent it stretches out that far on both sides. The overall
impact

Look at the overall infrastructure

Look at how churches are placed in residential communities

Review text amendment updates

Think in terms of 3 to 5 year plans

Look at City Campus on Indian School and Civic Center because it is a valuable
asset that is under utilized and look at how it could be redeveloped.

MR. JONES explained that staff is dealing with a very outdated ordinance and
they are looking at making common sense changes to bring it up to date. He
provided a brief overview of some of the text amendment changes that would be
coming forward.

MS. BOOMSMA stated the ordinance was drafted in the 1960's. She further
stated that from a legal perspective it would be good to have an ordinance that is
simple and easy and did not have the constant interpretation so that the rules are
easy for people to understand.

COMMISSIONER BARNETT stated what he would like to see from City Council
is the thought process and review of where they would like to develop with tax
base. What types of business they want to attract. What types of jobs they want
to attract. Mr. Jones replied typically the Council does create a work plan and he
would make sure the Commission receives a copy.

COMMISSIONER STEINKE stated that he appreciates staff for allowing the
Commission the opportunity to discuss the work plan. He further stated with the
new Council, they might want to have a joint meeting to kick off this discussion.

APPROVED

COMMISSIONER SCHWARTZ stated that so many times in the process he has felt the message of the Planning Commission has fallen on deaf ears. So he would hope that in the future things don't fall on deaf ears and they find a way to bridge the gap between the Planning Commission and City Council on there polices and views on how the City continues to define and redefine itself.

MR. JONES stated staff would prepare a letter based on the input they have received from the Commission and bring back for their review.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission was adjourned at 5:22 p.m.

Respectfully Submitted,

"For the Record " Court Reporters

APPROVED